

Facilities Management Newsletter

August 2026

Facilities Management District Office, Prescott Campus, Bldg 20

Office Hours: Monday – Thursday 7:30am – 4:30pm, Friday by appointment

Phone: 928-776-2180

Email: facilities@yc.edu

Welcome Back

Welcome to a new academic year at Yavapai College! Whether you're returning to campus or joining us for the first time, we're excited to have you here.

Over the past several months, Facilities teams have been hard at work preparing our campuses for the start of the semester. From construction projects and infrastructure improvements to preventative maintenance, grounds care, and classroom readiness, summer has been one of our busiest seasons. While many of those efforts happened behind the scenes, their purpose has always been the same: creating safe, functional, and welcoming environments where students can learn, employees can thrive, and our community can connect.

As campus activity returns to full swing, Facilities will continue balancing ongoing construction, routine maintenance, and daily service requests across the district. We appreciate your patience as improvements continue throughout the year, and we look forward to supporting another successful semester.

Department Spotlight: Defining How We Serve

Facilities Management has been working to develop a **Service Level Agreement (SLA)** that more clearly defines the services Facilities provides, how those services are prioritized, and the responsibilities shared between Facilities and the departments we support.

The goal isn't to create more bureaucracy. It's to create greater consistency, transparency, and clarity across the district. From grounds and custodial services to maintenance, projects, furniture, and other shared responsibilities, clearly defining expectations helps reduce uncertainty and creates cleaner handoffs when needs arise.

Later this month, the SLA will be presented to the Executive Leadership Team (ELT) for their input and perspective. Their feedback will help shape the document as it continues through development and moves toward broader implementation.

Ultimately, the SLA is intended to provide a common understanding of what Facilities supports, what our campus partners can expect from us, and how we can work together to responsibly care for the College's facilities and resources.

Project Updates

Student Housing: Chino Valley & Verde Valley

Our newest student housing communities received an unexpected real-world test this month as significant monsoon storms impacted both the Chino Valley Center and Verde Valley Campus.

At Chino Valley, heavy rainfall sent substantial stormwater through portions of the newly completed housing site, impacting landscaping and other site improvements. Crews worked hard to repair and restore affected areas while preparing for the Chino Valley Housing Open House on August 26.

The Verde Valley Campus experienced its own significant storm on August 12, when intense rainfall produced substantial stormwater flow through the housing site and impacted one of the new residence buildings. The storm also caused localized flooding throughout the Cottonwood area, with National

Weather Service estimates indicating approximately 1.5 to 3 inches of rainfall in affected areas. Stormwater at the housing site has since

been redirected away from the buildings, and teams continue working through remaining site improvements and preparations for occupancy.

Despite the challenges presented by an unusually active monsoon season, both projects continue moving forward. The Verde Valley Housing Open House remains scheduled for September 16.

Sometimes the best test of a new facility comes sooner than expected. These storms provided valuable information about how the sites respond to extreme weather and an opportunity to make improvements as these new housing communities transition into operation.



Did You Know?

Preparing for the fall semester involves much more than completing construction projects.

Before students and employees return, Facilities teams inspect building systems, perform preventative maintenance, service HVAC equipment, test life safety systems, prepare classrooms and common spaces, maintain campus grounds, complete scheduled repairs, and coordinate dozens of projects across the district—all while continuing to respond to daily work orders and supporting summer classes and events.

By the time the first day of the semester arrives, much of the work that makes campus ready has already been completed behind the scenes.

Out in the Field: Sam Johnson, Grounds Manager

Chino's Elusive Underground

I find nothing more inspiring than the tenacity of life in the desert. Everything that survives our harsh mountain climate has to be tough, adaptable, weird, or in my case all three (maybe mostly weird).

So far this year we have endured multiple devastating storms across the district. To us they bring hazards and destruction, but to the natural world that surrounds us these storms bring a new lease on life. This year's life bringers have gifted us with a tornado in Prescott Valley, a massive flood in Clarkdale, and multiple damaging storms in Chino. It would be gifts like these that remind me that the symphony of the universe has always been 'from chaos comes beauty'.

A rare sighting of the elusive Mexican Spadefoot toad is a perfect example of serenity after chaos. I may see one every 2-3 years in the evenings after a storm or when I accidentally dig one up. This year (or this week to be exact) I've seen hundreds! The puddles, pools and basins in Chino Valley are full of tadpoles and toadlets. I've never seen so many toads or so few mosquitoes! Chino might be the only place where I'm not getting eaten alive this year. Won't last long though. Driven by the stress of living in rapidly drying pools, these tadpoles are a true miracle of nature. From egg to frog in as little as 8 days!

For the record, Spadefoot toads are not really toads but rather a type of frog. A burrowing frog that literally spends most of its life buried away waiting for the thunder and hard rains of a proper monsoon to awaken them from their slumber. They will "hibernate" for months or even years if needed. I guess the proper term for this is estivation, which makes me feel like I'm getting a quote.

Puddles dry up quickly around here so said toad's short time above ground is all business, strictly to breed and feed and typically in that order. During this non-estivating time (post-mating) they will gorge themselves on ants and termites at night. Then spend the day buried in a hole hiding from the brutal high desert sun. All the while preparing to spend the off-season in an even deeper hole... rinse and repeat.



No secrets can be kept from the spadefoot; those eyes see all. They have a sort of mesmerizing goat eyes thing going on.



Do be careful handling them as their skin secretions can be quite irritating to sensitive skin and mucous membranes. And no, I'm not usually in the habit of putting desert floor creatures up to my face, but apparently some folks do. According to legend, those same chemical secretions that burn the skin can give off an even more irritating peanut odor. Taking a whiff can induce sneezing, wheezing, coughing, and eye irritation. So... maybe look but don't touch... or breathe.

A vast majority of amphibians possess some sort of toxic chemical defense in their skin. To whom and what degree varies considerably by species (and diet). One of the most "poisonous" animals on the planet is an amphibian, and amphibians would dominate a top 10 list of poisonous vertebrates. NOTE: I said poisonous, not venomous.

Despite the impression of scarcity, these animals are more elusive and mysterious than endangered. Hiding from the sun and spending most of their lives below our feet makes encountering them, let alone counting them, pretty difficult.

Anyways, I guess I need to wrap this up since Joel says I need to get back to work. I must disclaimer you with my recommendation to keep all frogs out of your face, and I wish you all a safe and mosquito-free month. If I've piqued your interest or irritated you enough to fact-check me, please enjoy a few links.

<https://reptilesfaz.org>

<https://amphibiaweb.org>

<https://tucsonherpsociety.org/amphibians-reptiles/amphibians/mexican-spadefoot/>

Looking Ahead

With the fall semester now underway, Facilities is settling into the rhythm of supporting a fully active district while continuing the maintenance, construction, and improvement work happening across our campuses.

September will bring several visible milestones, including the Verde Valley Student Housing Open House on September 16 and continued progress in Building 19-147 as interior finishes, technology, and specialized seating move forward. Behind the scenes, planning and coordination also continue for future projects that will shape the next phases of campus improvements.

At the same time, the everyday work of Facilities continues—preventative maintenance, service requests, custodial services, grounds care, building operations, and the many other needs that keep our

campuses functioning each day. We'd also like to thank everyone who has begun using FMX and, especially, those who have taken the time to share feedback. Your questions, suggestions, and experiences with the new system are helping us identify opportunities for improvement and refine the process as we move forward.

As we move further into the semester, you'll continue to see projects begin, progress, and reach completion across the district. We appreciate everyone's patience and partnership as we balance today's operational needs with continued investment in the College's facilities.

-Facilities Management